



£330,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

## Kingston Hill Stafford

Avon Hill Kingston Hill  
Stafford Staffordshire



**Introducing a fantastic opportunity to secure this three-bedroom detached bungalow in the highly desirable area of Kingston Hill. Just a short drive from Stafford's town centre, which offers a wide array of shops, amenities, and a mainline train station, this location is perfect for all your essential needs.**

Step inside to find an entrance porch leading to a spacious living room, a dining room, and a kitchen. The bungalow features three good-sized bedrooms, with a conservatory off bedroom three, a WC/utility and a family shower room. While the property does need modernisation, it provides an excellent canvas to create your dream home. Externally, the property boasts a driveway with a front lawned garden, a garage, and a generously sized enclosed private rear garden. Offered with no onward chain, this home is an exceptional find in a sought-after location. Don't delay—call us today to arrange your viewing appointment before it's too late!

- Three Bedroom Detached Bungalow
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Conservatory
- Driveway, Garage & Private Rear Garden
- Close To Stafford's Town & Train Station
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



### Entrance Porch

Accessed through a double glazed entrance door with double glaze panels to the side, quarry tiled flooring, and a further double glazed door leading through into the entrance hallway.

### Entrance Hallway

Having a radiator and internal door leading into the living room.

### Living Room 14' 6" x 17' 6" (4.41m x 5.33m)

A spacious living room having a coal fire set into a resin surround with a tiled hearth. There are two radiators and double glazed windows to both the front & side elevations.

### Dining Room 10' 0" x 10' 10" (3.06m x 3.30m)

A good sized dining room having a double glazed window, radiator, and glazed window to kitchen.

### Inner Hallway

Having a built-in cupboard having a wall mounted gas central heating boiler and a radiator.



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## Kitchen

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset 1.5 bowl sink/drainers with mixer tap and offering spaces & plumbing for kitchen appliances. There is a pantry cupboard & storage cupboard, ceramic splashback tiling to the walls, wood effect vinyl flooring, radiator, a double glazed window to the side elevation and double glazed door leading into the rear lobby.

## Rear Lobby

Having tiled flooring and providing access to a Guest WC & Utility and garage. There is also a further double glazed door to the rear elevation.

## Guest WC & Utility

Fitted with a low-level WC and a wash basin set into top with mixer tap over & storage beneath. There is tiled flooring, part-wood panelled & part-tiled walls and double glazed windows to both the side & rear elevations.

## Bedroom One 11' 1" x 11' 11" (3.38m x 3.63m) (measured into wardrobe space)

A spacious double bedroom having triple fitted wardrobe, a double glazed window to the rear elevation & radiator.

## Bedroom Two 10' 4" x 14' 6" (3.16m x 4.41m)

A second double bedroom, having two built-in cupboards with clothes hanging space, a double glazed window to the side elevation & radiator.

## Bedroom Three 10' 10" x 8' 0" (3.31m x 2.45m)

Having a radiator and a double glazed door leading into the conservatory.

## Conservatory 8' 5" x 16' 3" (2.57m x 4.95m)

A double glazed conservatory having windows and double glazed French doors providing views and access to the rear garden. The conservatory also benefits from having wood effect flooring.

## Shower Room

Fitted with a suite comprising of a low-level WC, bidet, a pedestal wash hand basin, and a shower cubicle housing a mains shower. The shower room also benefits from having ceramic tiling to the walls, ceramic tiled flooring, radiator and two double glazed windows.

## Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking and access to the front entrance door and garage. To the side of the driveway is a lawned garden with a variety of established flowerbeds, plants & shrubs.

## Garage 17' 7" x 9' 0" (5.35m x 2.75m)

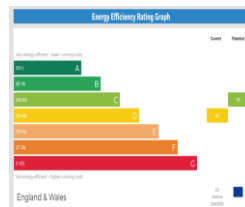
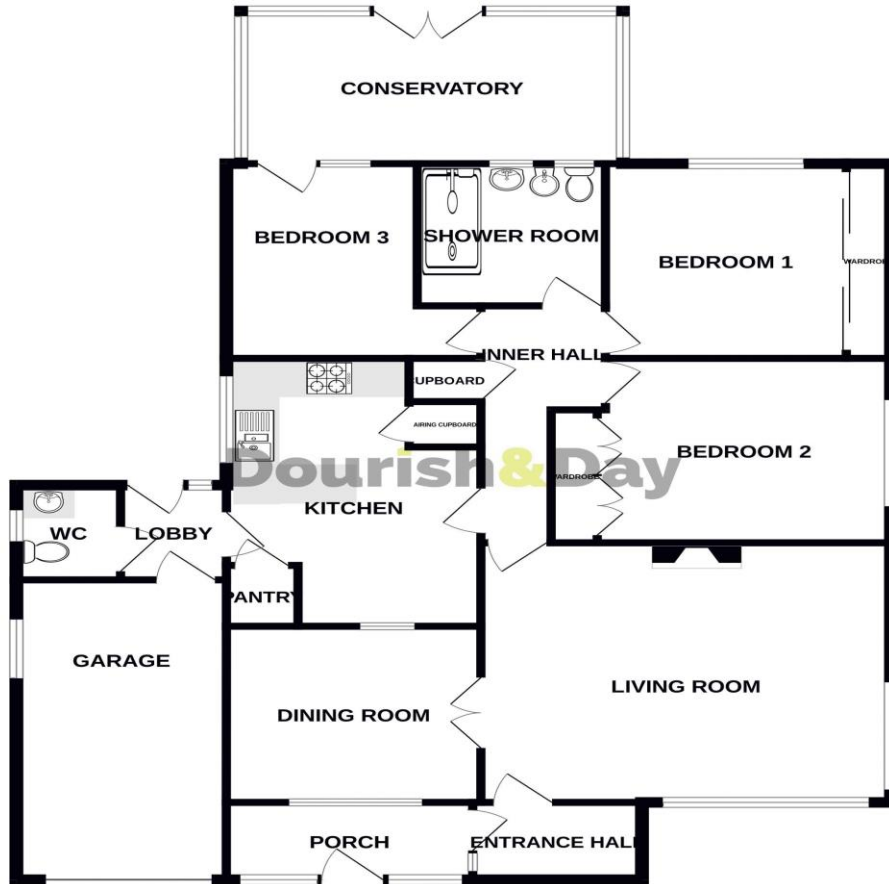
Having an up and over garage door to the front elevation, power & lighting, a double glazed window & integral door to the lobby.

## Outside Rear

Featuring a two-tiered outdoor paved patio seating area leading onto a large lawned garden having an array of established flowerbeds, plants & trees. The garden is enclosed by hedging & timber panelled fencing and includes a garden shed & greenhouse.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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